



CITY ECONOMIC DEVELOPMENT OFFICE

BUSINESS AND REAL ESTATE NEWS

JULY 1, 2014

Businesses that are coming soon, have opened recently or have/will experience changes:

Avoub Carpet and Floor and Vapor Solutions (electronic cigarettes) are both **NOW OPEN** in the 300 S. Washington/Meat in a Box & Smashburger shopping center/corner of W. Annandale. Sub Zero Ice Cream & Frozen Yogurt will take the last spot in this renovated shopping center in late August or early September. New ice cream concept uses liquid nitrogen to customize flavor combinations.

Einstein Bagels **NOW OPEN** in the old Crisp and Juicy building at 913 W. Broad.

Core Power Yoga at the Spectrum (next to Bedo's) opens Friday, July 11. <http://www.corepoweryoga.com/yoga-studio/virginia/falls-church>. They will host a Friends and Family event on Thursday, July 10 starting at 5:30 p.m. for a sneak peak at the studio. A free yoga sculpt class with Tara Giberson, the studio manager, will take place from 7 to 8 p.m.

Skv Gold Jewelry is expected to open soon in the old Quizno's space in West End Plaza.

Old ground level Curves space – a conditional lease has been signed but it's complicated and it will be many months yet before a new business may occupy the space.

Old Pilin Thai space – Pilin sold their restaurant to a new restaurant called "Hot and Juicy Crawfish," a chain with 7 other locations across the country including one in D.C. <http://hotjuicycrawfish.com/>. Extensive renovations are planned, so opening will be late August or later. Their on-line menu shows seafood offerings and chicken wings/nuggets. A new lease was signed for the space.

Kerns Group Architects (www.kernsgroup.com) purchased and has moved into the old Odd Fellows Hall at 105 N. Maple. They have been busy updating the exterior of the building and constructing a new entrance/steps. They relocated from Arlington and are occupying the second floor of the building. They are in the final stages of a lease for the 2,500 SF first floor space.

205 Park/American Legion – This property was sold to the owner of a popular Arlington restaurant (Liberty Tavern). The building was recently cleaned out while the new owner works on his plans (restaurant) for the property. No new news on what may locate on this property yet!

Pita Pouch – at Falls Plaza (Staples end - old donut/bagel shop) is expected to finally open in late July or early August. Steak and chicken shawarma (seasoned, grilled, shaved meat sandwiches); Mediterranean style. 1112 W. Broad Street. Same owner as Burger 7.

Taco Bell – at 935 W. Broad has completed a MAJOR updating/ renovations (landscaping, sign, new paint, repaving and regrading parking lot, etc.). The facility is now fully operational again.

Old Teo's/Baguette Republic/Bread House – a Middle Eastern restaurant/catering company named Fatouche is pursuing occupancy of this space at 1109 W. Broad.

Mixed Use Project News:

Reserve at Tinner Hill Project (old Saab site) – Project is well underway; all existing buildings demolished, groundbreaking has occurred and undergrounding of utility lines is underway. Existing site soil conditions proved to be less than desirable. Delivery scheduled for June 2016. Retail brokerage firm for project (<http://www.thereserveattinnerhill.com/>) is already marketing commercial space.

Rushmark/Harris Teeter Project – Construction of this project is also well underway. "Little City" logo and other attractive advertising and information on the project is portrayed in a large banner that spans the fence of the Broad Street frontage of the project. Completion of the project is anticipated in mid-to-late 2016.

Spectrum ground floor commercial – (444 W. Broad) Two new fitness tenants - Core Power Yoga (next to Bedo's – see above details for opening) and My Thrive Pilates (their third location); Nail Bonita will also open soon at the Spectrum. A lease is out for the last small remaining space that is available.

Spectrum Office Condos – There is an anticipated settlement later this month to one user for the remaining office space in the 431 Park building, so that all Spectrum office space will be sold out.

Byron – (513 W. Broad St.) **All of the commercial space in this building is now occupied!** Virginia Health Center (relocated from Arlington) purchased the former Pilates space; they opened in January. A new yoga studio (Blue Nectar) has opened in the last/end ground floor retail space fronting on Broad Street.

Northgate – (450 N. Washington St.-old Pearson Funeral Home). Residential units are delivering now. All but two ground floor retail spaces are leased.

Pearson Square Final (hopefully!) lease details being completed for final 2,931 SF of commercial space in this building.

Real Estate/Construction/Other Business News:

Good Fortune Grocery Store at Eden Center – Groundbreaking on construction occurred 8/1/13. New store is now expected to open in October 2014. Former National Wholesale Liquidators building was downsized by about half to 44K SF, to provide more parking.

Hilton Garden Inn/706 W. Broad – Finishing touches on exterior (i.e. parking deck will be clad in brick colored dryvit) and interior of building now being completed. The Garden Grille & Bar will offer breakfast, lunch and dinner via Chef Scott Sunshine. A grand opening is now expected in August. HGI will now accept reservations for dates after 8/15/14. 2,635 SF conference/meeting room. Will have a shuttle to metros. <http://hiltongardeninn3.hilton.com/en/hotels/virginia/hilton-garden-inn-falls-church-DCAFCGI/index.html>.

Rhed Pixel – a City "visual communications" business (<http://www.rhedpixel.com/>) in 180 S. Washington Street has just purchased the 107 Park Place building behind the State Theatre.

See a City marketing map with info on City projects and lots of retail/restaurant locations here:

<http://www.fallschurchva.gov/DocumentCenter/Home/View/734>

Questions in re: this report? 703-248-5491 or bwitsman@fallschurchva.gov

City's 24/7 available commercial space database: <http://www.fallschurchva.gov/DocumentCenter/View/644>

FALLS CHURCH RESTAURANT GUIDE HERE: <http://www.fallschurchva.gov/772/Dining-Restaurant-Guide>

(On-line restaurant guide now includes map links, web site addresses and is sortable by restaurant type – thanks to City Ofc. Communications intern, Quinn McGourty-Holland!)

The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. This document is available in an alternate format upon request: 703-248-5491 (TTY 711).